DEC 1 4 1999

ventura county general plan

area plan
for the
lake sherwood/
hidden valley area

the lake sherwood/ hidden valley area plan

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WORD PROCESSING

Ventura County Word Processing Center
Karen Avers, Mary Stevenson
Janette Landon, Barbara Bean, Joyce Evans

GRAPHICS

Kay Clark, Carlos Mendoza, Shelah Bernstein, Yvonne Tello

1F334-1.91

LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN

OF THE

VENTURA COUNTY GENERAL PLAN

Adopted by the Ventura County Board of Supervisors - July 14, 1987

Amended - May 24, 1988

Amended - December 20, 1988

Amended - June 20, 1989

Amended - December 19, 1989

Amended - March 2, 1993

Amended - June 7, 1994

Amended - December 10, 1996

Amended - September 16, 1997

Amended - December 14, 1999

1F334-1.91

LAKE SHERWOOD/HIDDEN VALLEY AREA AREA PLAN

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INTRODUCTION

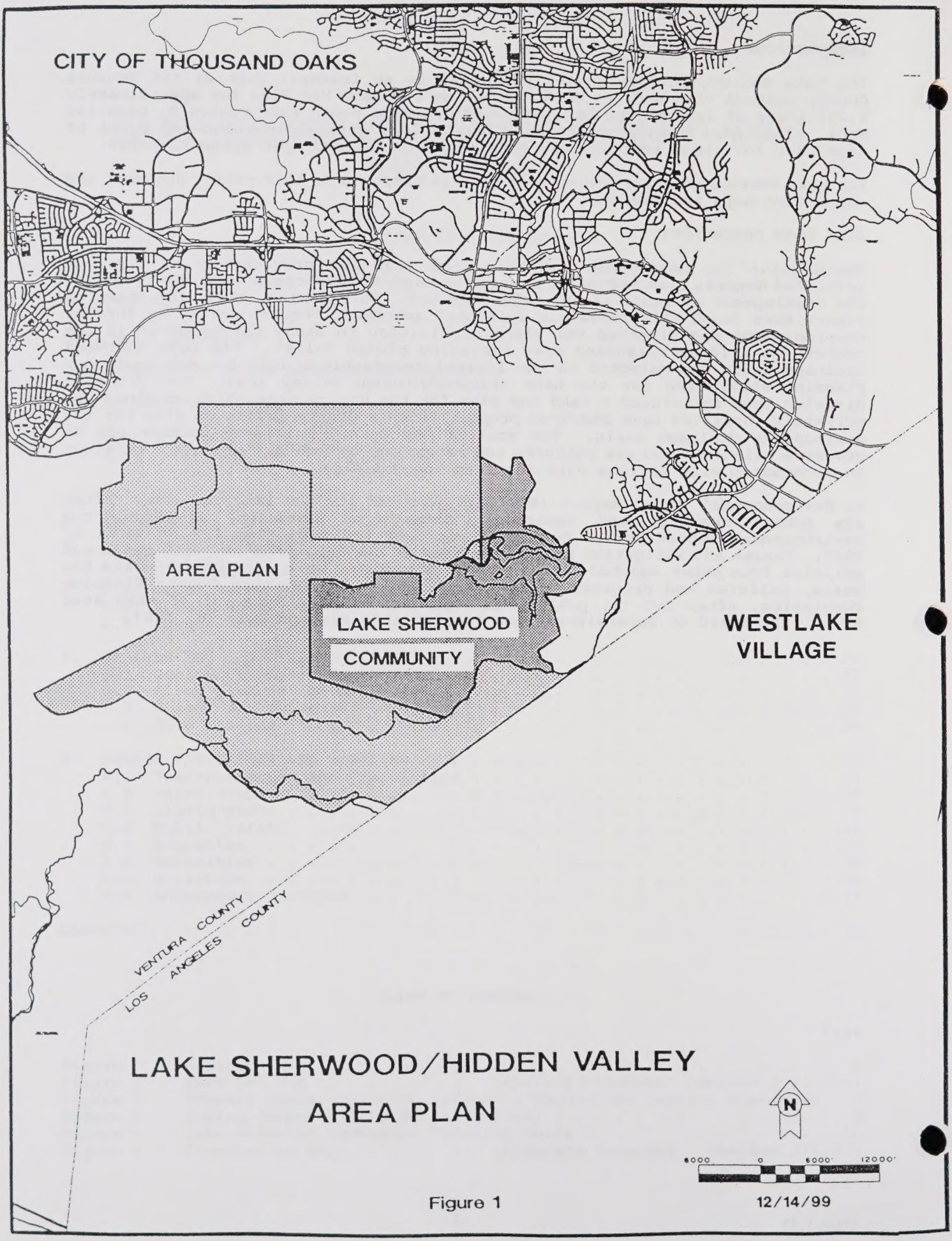
The Lake Sherwood/Hidden Valley Area Plan is an integral part of the Ventura County General Plan and, as such, serves as the Land Use Plan for approximately 8,252 acres of land in the Lake Sherwood drainage basin (see Figure 1, Location Map). This Area Plan governs the distribution, general location and types of land uses for urban residential, rural residential and open space purposes.

The Lake Sherwood/Hidden Valley Area Plan is composed of this policy document and supporting maps and tables.

AREA PLAN CHRONOLOGY

The impetus for development of this Area Plan was provided by a privately initiated General Plan Amendment request by Murdock Development Company involving the development of lands around Lake Sherwood. In November, 1984, the Board of Supervisors found this privately initiated amendment request worthy of further consideration and directed the Planning Division to study the proposal in the context of a larger planning area including Hidden Valley. The Lake Sherwood drainage basin was selected as the logical geographical unit for delineating a planning study area for the Lake Sherwood/Hidden Valley area. The Planning Division then formulated a land use plan for the entire area which combined the privately initiated Lake Sherwood proposal with a County initiated plan for the surrounding drainage basin. The goal of the County initiated portion was to preserve existing land use patterns and recognize predominant existing lot sizes in accordance with various existing land use policies.

An Environmental Impact Report (EIR) was prepared for the land use plan. After six public hearings and numerous informational Community meetings, the Environmental Report Review Committee approved the Area Plan EIR on April 8, 1987. Issues and mitigation measures raised in the EIR, together with goals and policies from other adopted County policy documents, were used to formulate the goals, policies and programs of this Area Plan. The Ventura County Planning Commission, after two (2) public hearings, recommended approval of this Area Plan. The Board of Supervisors then adopted this Plan on July 14, 1987.



LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN

Figure 1

12/14/99

RELATIONSHIP TO OTHER COUNTY GENERAL PLAN ELEMENTS

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The Ventura County General Plan consists of: (a) Countywide Goals, Policies, and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services); (b) Four Appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the County Goals, Policies and Programs; and (c) several Area Plans which contain specific goals, policies, and programs for specific geographic areas of the County. The Lake Sherwood/Hidden Valley Area Plan is the Area Plan for the Lake Sherwood/Hidden Valley Area of Interest.

GOALS, POLICIES AND PROGRAMS

This Area Plan covers the Lake Sherwood/Hidden Valley Area. As such, this Plan governs the distribution and location, population density and building intensity of land uses in the area.

The **goals**, **policies** and **programs** contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

Goal - Means the ultimate purpose of our effort stated in a way that is general in nature. Example: "Maintain, as much as practical, the existing community character of Lake Sherwood".

Policy - Means a specific statement guiding an action that implies clear commitment and governs day-to-day activities. Example: "All new development shall share monetarily in the maintenance of sherwood Lake."

Program - Means a coordinated set of measures designed to be set in motion to carry out the goals or policies of the plan. Example: "A Community Service District encompassing the Lake Sherwood Community should be formed to provide an adequate funding mechanism for urban services such as water distribution and sheriff services."

The goals, policies, and programs are divided into the following four major Sections:

1. **Land Use**
2. **Resources**
3. **Hazards and Constraints**
4. **Public Facilities and Services**

1. LAND USE

The Land Use Map (Figure 2) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are eleven Land Use Designations which dictate the type and intensity of land use within each category. A Land Use Map Summary Table (Figure 3) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the five land use categories is described below:

Lake - The purpose of the Lake designation is to recognize and protect that area inundated by Lake Sherwood including its shoreline.

Park and Recreation - The purpose of the Park and Recreation designation is to identify and preserve those areas, in common or public ownership, to be used for recreation.

Open Space - The purpose of the Open Space designation is to preserve land in open space while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category there are four land use designations; Open Space 10 ("OS 10", 10-20 acres minimum), Open Space 20 ("OS 20", 20-40 acres minimum), Open Space 40 ("OS 40", 40-80 acres minimum), and Open Space 80 ("OS 80", 80+ acres minimum).

Rural Residential- The purpose of the Rural Residential designation is to identify those areas where low density (2 to 9.9 acre parcel size) residential development may occur. Within this category there are two land use designations; "Rural Residential 2" ("RR 2", 2-5 acre minimum), and "Rural Residential 5", ("RR 5", 5-10 acre minimum).

Urban Residential - The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (1 Dwelling unit per parcel less than 2 acres) is permitted. Within this category there are three land use designations; Urban Residential 1 ("UR 1", 1 DU/Ac.), "Urban Residential 1-2" (UR 1-2", 1-2 DU/Ac.), and "Urban Residential 2-4" ("UR 2-4", 2-4 DU/Ac.).

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Figure 4) delineates which zones are compatible with the various Land Use Designations.

1.1 AREA LAND USE

The following are the goals, policies and programs which govern general land use in the Lake Sherwood/Hidden Valley area. The area is divided geographically into two parts; the Lake Sherwood Community and Hidden Valley/Carlisle Canyon. The Lake Sherwood Community is defined as that area shown on the Land Use Plan as being within the Lake Sherwood Community boundary (see Figure 2). This area consists of approximately 1,990 acres, including a 154 acre man-made lake. The community is divided into Planning Units (P.U.) as shown in Figure 5. Hidden Valley/Carlisle Canyon is defined as the remainder of the Area Plan area.

1.1.1 Goals

1. Maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area.

2. Provide for the development of a compact residential community around Lake Sherwood without encroaching on nearby open space areas.

3. Preserve in perpetuity, the open space areas within the Lake Sherwood community.

4. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in the Lake Sherwood community.

5. Ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.

6. Ensure a diversity of housing types in order to provide a variety of housing options.

7. Maintain the lands outside the Lake Sherwood community in "Open Space" as a means of retaining the existing pastoral character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support more intense land uses.

8. Encourage and maintain agricultural and horse ranch operations in order to preserve the farm/ranch based economy within the Hidden Valley area.

9. Encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts, and discourage the cancellation or non-renewal of existing contracts.

10. Limit development in the Carlisle Canyon area until adequate services and access are provided.

1.1.2 Policies

1. The total number of dwelling units in the Lake Sherwood Community, excluding Planning Units 8 and 9 (excepting Lots 14, 15, 17 [portion], 151 and "I" of the Upson Tract Addition #1), shall not exceed 630, and the total in Planning Unit 2 shall not exceed 30 dwelling units exclusive of second dwelling units, farmworker housing and low-income housing density bonuses as defined and regulated in the County Zoning Ordinance.

2. All zoning and development shall be in conformance with the Land Use Map (Figure 2), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 4) indicates the zones which are consistent with the various land use categories.

3. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Map, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Lake Sherwood/Hidden Valley Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment.

4. Discretionary development shall be conditioned to incorporate good design standards including, open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.

5. Residential development shall be designed to provide a harmonious relationship between adjoining uses and the natural environment.

6. P.U.10 shall be dedicated to a public agency, homeowners association, or other organization satisfactory to the County with appropriate CC & R's to ensure maintenance of the lake and dam in perpetuity, to guarantee the lake use rights of existing homeowners as legally established, and to establish a means of providing future residents the opportunity for use of the lake. Such dedication shall be completed prior to recordation of any subdivision creating five or more lots. Deed restrictions, conservation easements or other means shall be employed to ensure that P.U.10 remain as open space in perpetuity.

7. P.U.11 shall be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of P.U.11 remains as open space in perpetuity. Such dedication of those portions of P.U.11 north of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots north of old Potrero Road. Such dedication of those portions of P.U.11 south of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots in Planning Unit 4.

1.2 REGIONAL PLANS AND PROGRAMS

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following goals, policies and programs address the relationship between these regional plans and programs and the Lake Sherwood/Hidden Valley area.

1.2.1 Goals

1. Ensure that development is consistent with all elements of the County General Plan.

2. Minimize inconsistencies with the Guidelines for Orderly Development.

3. Ensure that development is consistent with the population/ land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP), Ventura County Area Transportation Study (VCATS).

1.2.2 Policies

All development shall be consistent with all elements of the County General Plan.

1.2.3 Programs

1. The Local Agency Formation Commission should consider the creation of a new Area of Interest for the Lake Sherwood/ Hidden Valley area.

2. The Planning Division shall pursue amendment of the population/dwelling unit forecasts of the Countywide Planning Program, and like assumptions of the WQMP and AQMP, in accordance with this Area Plan.

1.3 OTHER AGENCY PLANS

Several Federal, State and local agencies have adopted plans which embrace land use issues in the Lake Sherwood/Hidden Valley area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

1.3.1 Goals

To the maximum extent feasible, ensure consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.

1.3.2 Policies

All development and subdivisions of land shall be consistent with the Santa Monica Mountains Comprehensive Plan, except the Lake Sherwood Community.

1.3.3 Programs

1. The Planning Division shall coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan.

2. The Planning Division shall coordinate with the City of Thousand Oaks to ensure that future to the City General Plan are consistent with this Area Plan.

FIGURE 3

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN

LAKE/PARKS & RECREATION/OPEN SPACE

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)[1]	MAXIMUM INTENSITY (DU/AC)[2]	DWELLING UNITS	AVERAGE POP/DU[3]	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
Lake (160 Ac. Min.)	184	N/A	N/A	N/A	N/A	N/A	N/A
Parks & Rec. (5 Ac. Min.)	10	5%	N/A	N/A	N/A	N/A	N/A
OS 80 (80 Ac. Min)	2,154	5%	0.013	26	1.82	47	0.02
OS 40 (40-80 Ac.)	188	5%	0.025	4	1.82	7	0.04
OS 20 (20-40 Ac.)	4,783	5%	0.05	239	1.82	434	0.09
OS 10 (10-20 Ac.)	12	5%	0.10	1	1.82	2	0.17
TOTALS	7,331			270		490	

RESIDENTIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC)[2]	DWELLING UNITS	AVERAGE POP/DU[4]	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
RURAL RESIDENTIAL							
RR 5 (5-10 Ac.)	303	25%	0.2	60	2.64	158	0.52
RR 2 (2-5 Ac.)	22	25%	0.5	11	2.64	29	1.32
URBAN RESIDENTIAL							
UR 1 (1DU/Ac.)	144	25%	1.0	144	2.64	380	2.64
UR 1-2 (1-2 DU/Ac.)	384	28%	2.0	768	2.64	2,027	5.28
UR 2-4 (2-4 DU/Ac.)	97	35%	4.0	388	2.64	1,024	10.56
TOTALS	950			1,371		3,618	

Footnotes:
[1]For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus one square foot for each 22.3 square feet of lot area over 5,000 square feet.
[2]Excludes second dwelling units per Section 65852.2 of the State Government Code.
[3]Year 2000 Forecasts for Thousand Oaks Nongrowth Area.
[4]Year 2000 Forecasts for Thousand Oaks Growth Area.
N/A Not Applicable

FIGURE 4

LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN

ZONING COMPATIBILITY MATRIX

AREA PLAN MAP LAND USE DESIGNATIONS	ZONES	O-S (10 AC Min.)	A-E (40 AC Min.)	R-A (1 AC Min.)	R-E (10,000 S.F. Min.)	R-O (20,000 S.F. Min.)	R-1 (6,000 S.F. Min.)	R-2 (3,500 S.F./DU)	R-P-D	S-P	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
LAKE		(160 AC)															
PARKS & RECREATION		◯			(5 AC)												
OS 80	(Open Space 80 AC Min.)	(80 AC)	(80 AC)														
OS 40	(Open Space 40-80 AC)	(40 AC)	◯														
OS 20	(Open Space 20-40 AC)	(20 AC)	◯														
OS 10	(Open Space 10-20 AC)	◯	◯														
RR 5	(Rural Residential 5-10 AC)	◯		(5 AC)	(5 AC)	(5 AC)											
RR 2	(Rural Residential 2-5 AC)	◯		(2 AC)	(2 AC)	(2 AC)											
UR 1	(Urban Residential 1 DU/AC)	◯		◯	(1 AC)	(1 AC)											
UR 1-2	(Urban Residential 1-2 DU/AC)	◯			(20)	◯			(2 U)								
UR 2-4	(Urban Residential 2-4 DU/AC)	◯			◯	◯	(10)		(4 U)								

- ☐ Not compatible with plan
- ◯ Compatible with plan
- (X U) Compatible only with zone suffix equal to or more restrictive than that shown is circle.
- (X AC) = x acre minimum lot size
- (X) = x thousand square feet min. lot size
- (X U) = x units per acre maximum

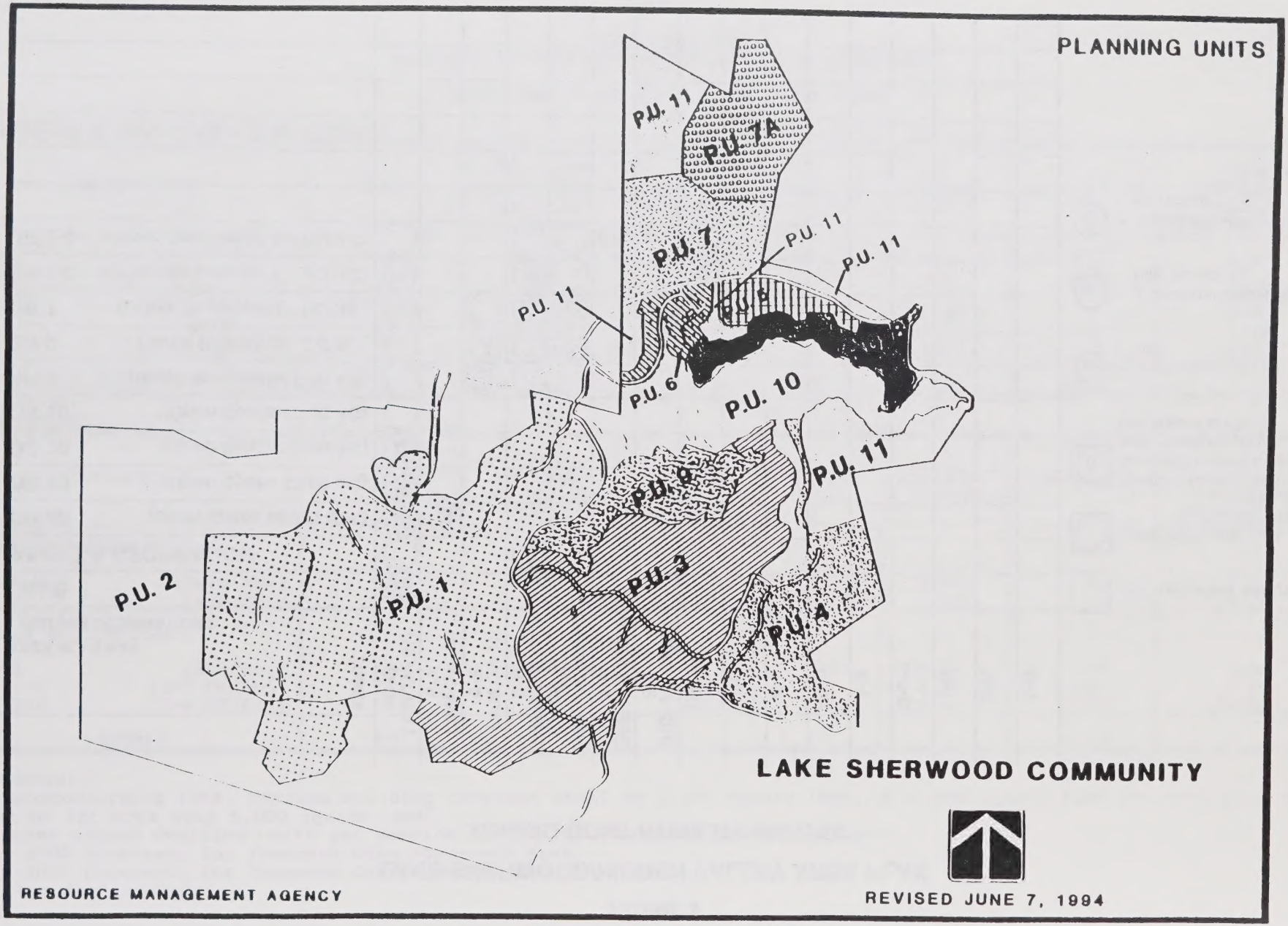

PLANNING UNITS
P.U. 11
P.U. 1A
P.U. 1
P.U. 11
P.U. 11
P.U. 11
P.U. 6
P.U. 10
P.U. 11
P.U. 9
P.U. 2
P.U. 1
P.U. 3
P.U. 4
LAKE SHERWOOD COMMUNITY
RESOURCE MANAGEMENT AGENCY
REVISED JUNE 7, 1994

FIGURE 5

2. RESOURCES

2.1 BIOLOGICAL RESOURCES

2.1.1 Goals

1. Protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.

2. Protect wildlife migration corridors and habitat where feasible.

3. Preserve "threatened" and "endangered" species.

4. Protect the biology of Sherwood Lake.

5. Protect, to the maximum extent feasible, natural habitat/vegetation.

6. Compensate for the destruction or degradation of natural habitat/vegetation.

2.1.2 Policies

Entire Area Plan:

1. Discretionary development and grading shall be located to avoid the loss of any protected tree (native oak, sycamore, ash, bayleaf [bay laurel], alder, or maple). If such is infeasible, the loss of protected trees shall be replaced in accordance with the following schedule:

Protected Tree	Replacement Tree(s)	Replacement Ratio (Removed: New)	Replacement Size
Oak	Oak	1:3	Two 24 inch box, one 15 gallon
Cottonwood	California Sycamore	1:3	15 gallons
Alders	Alders	1:3	*
California Bayleaf	California Bayleaf	1:3	*
Maple	Maple	1:3	*
Sycamore	California Sycamore or Oak	1:3	*

*Tree(s) removed shall be replaced with one of the same species in a 24 inch box.

Two 15 gallon replacement trees may be chosen among those in the replacement column.

The location of the replacement trees shall be on-site or in a location approved by the Planning Division. Deviation from the above schedule may be allowed by the Planning Division where deemed appropriate.

2. A biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures shall be submitted with all grading conditional use permit applications.

3. Brush removal shall be limited to 2 acres or less per lot, adjacent to proposed buildings, unless greater clearance is required by the Fire Protection Ordinance.

4. Fuel modification zones as required by the Fire Prevention District shall be planted with fire-retardant native plants and irrigated until vegetation is well established.

5. Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map shall be evaluated by a qualified biologist, approved by the County, for potential impacts on"wetland" habitats. Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

6. Landscape plans shall use non-invasive, fire-resistant native species, to the maximum extent feasible.

7. Discretionary development which would result in the destruction/degradation of oak savanna habitat areas shall compensate by dedication, to a public or non-profit agency, of land or conservation easement(s) containing an equal or greater amount of acreage of viable oak savanna habitat. In the event that such land or easements cannot be obtained, an in-lieu fee may be paid to an appropriate agency based upon the cost of acquisition of land/easements in other areas of the County.

8. No blasting shall be permitted from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

9. A field survey by a qualified biologist shall be done prior to destruction or modification of any rocky outcrops. Mitigation measures recommended by the survey shall be implemented.

10. Where improved channels are necessary for flood control purposes, they shall be constructed to maintain as natural a setting as possible.

11. Revegetation of all buried pipeline and transmission line corridors through open space designated lands shall be done as follows:

    a. During pre-construction clearing of right-of-way, all vegetation and the top 6 to 12 inches of soil shall be windrowed and later spread back over the construction site after burial of facilities.

    b. Post-construction grading shall return the terrain to its pre-construction contours as much as practicable.

c. Areas requiring compaction shall have the top 6 to 12 inches scarified prior to any revegetation efforts.

d. Those areas susceptible to erosion shall be stabilized by the use of jute mats or other erosion-control devices.

e. A hydromulch mix of native seeds shall be sprayed within the construction corridor after project construction.

f. No construction, landscaping planting, irrigation equipment or utilities shall be sited or installed within any oak tree dripline, unless approved by the County Planning Division.

g. Chemical herbicides shall not be applied within one hundred feet of any oak tree dripline.

h. Natural leaf mulch shall not be removed from within oak tree driplines.

i. The dust accumulation onto the tree's foliage (from nearby construction) shall be hosed off periodically during and after construction.

12. All night lighting within proposed development shall be shielded and directed to the ground. Transient light from lighting shall not exceed one foot-candle at 100 feet from the lightpole, except for tennis court areas.

Lake Sherwood Community:

13. A biological field investigation, subject to the approval of the Planning Division, shall be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.

14. To compensate for the loss of wetland habitat within Sherwood Lake, the establishment of additional equivalent wetland habitat shall be provided within Sherwood Lake or retention basins within the golf course.

15. The golf course shall be managed for wildlife as follows:

a. Use of any pesticides or herbicides within 20 feet of creek and pond banks shall be prohibited.

b. Ponds shall be managed such that emergent vegetation is allowed to grow on 50% of the pond's perimeter. Such vegetation shall not be trimmed except as a consequence of sedimentation removal within desilting basins or to remove nuisance problems. Optimum width of the emergent vegetation is 5 to 20 feet and maintenance to provide open water within the pond is permitted.

c. Non-controlled fertilizer applications shall be limited to greens and tees. Fairways shall be limited to an application rate of 200 pounds of

actual nitrogen/acre per year including that nitrogen delivered from the reclaimed wastewater used for irrigation. No fertilizers shall be used in rough areas. Phosphate fertilizer shall not be used on the fairways, to prevent excessive phosphate input to Lake Sherwood.

16. Wildlife corridors shall be established, prior to the first discretionary entitlement, to follow the natural stream courses and, where appropriate, ridgelines. Where the golf course perimeter road crosses the stream at the westernmost extent of the road, a 6' x 6' or larger culvert shall be developed with natural earthen bottoms and entrances landscaped with native plants. Similar culverts shall be used wherever gold course paths cross natural streambeds. Natural vegetated corridors of 50 feet wide or greater shall be established, linking open space areas.

17. Deed restrictions and/or CC&R's shall prohibit brush clearance and grading in P.U. 11 other than for fire clearance or road construction as shown in the Circulation Map (Figure 6).

18. All homesites within Planning Units 2, 3, and 4 shall be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.

19. Residential estate lots within P. U. 2, 3 and 4 shall not be fenced except for the outside perimeter of the Lake Sherwood Community, and within 200 feet of the main residence, corral and swimming pool on each lot. Outside perimeter fencing used should not extend to the ground, but have an opening of not less than 6 inches between the ground and bottom of the fence. Top of fence should not exceed 8 feet in height above the ground.

20. All discretionary development shall comply with the following policies which are intended to minimize and mitigate the loss of oak trees. All references to oak tree ratings or oak tree clusters refer to the findings contained in the Preliminary Oak Tree Reports prepared by Lee Newman and Associates, dated June 1985.

    a. If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.

    b. Any oak tree to be preserved within development areas shall be preserved as follows:

        (1) If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.

(2) The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.

(3) Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.

(4) Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a $3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.

c. If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value of an isolated grade C/C oak tree. For a tree to be more valuable than grad C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grad C/C tree. For a tree to be less valuable than grade C/C, both value must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value).

(1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:

- Trees of grade C/C or better - Baseline mitigation.

- Trees of less than grade C/C = 1/2 of Baseline mitigation.

(2) Clustered Trees - Defined as trees shown with a canopy combined with the canopy of at least one other tree.

- Trees of grade C health or better = 2 x Baseline.

- Trees of less than grade C health = Baseline.

(Note: Trees in a cluster of other oak trees provide more ecological benefits than do isolated trees).

d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived.

Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.

e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

2.2 CULTURAL RESOURCES

2.2.1 Goals

1. Preserve and protect the unique cultural resources of the Lake Sherwood/Hidden Valley Area, including unique archaeological and historical sites and unique ethnic and social resources.

2. Further the knowledge and understanding of the history of human use of the Lake Sherwood/Hidden Valley area.

2.2.2 Policies

Entire Area Plan:

1. All archaeological studies and surveys shall be performed in consultation with local Native American representatives.

Lake Sherwood Community:

2. Where deemed appropriate by the Planning Division, prior to issuance of the first discretionary entitlement, the applicant shall be required to conduct a walkover archaeological survey of unsurveyed portions of the area where there is a potential for direct and indirect impacts. Testing to determine site significance and site boundaries shall be required as recommended by the archaeologist. Mitigation measures recommended by the archaeologist shall be implemented. Grading shall be monitored per the recommendations of the survey.

3. Prior to the issuance of the first appropriate discretionary entitlement (as determined by the Planning Division), the applicant shall be conditioned to perform testing to determine the significance of the rock shelters

on Planning Unit 2 and to protect the shelters and/or perform scientific data recovery.

4. Prior to the issuance of the first appropriate discretionary entitlement the applicant shall be conditioned to record and assign a trinomial designation to the relocated bedrock mortar in P. U. 4.

5. If Lake Sherwood is drained at some future date, subsequent grading conditional use permits shall be required to evaluate and protect archaeologic sites in the lake bed.

6. Prior to the issuance of the first appropriate discretionary entitlement the applicant shall be required to perform testing in portions of the Stafford Road realignment not previously tested to determine potential impacts. If warranted, scientific data recovery or project redesign shall be performed.

7. Prior to the issuance of the first appropriate discretionary entitlement the applicant shall be conditioned to prevent disturbance to potential offsite resources by maintaining perimeter fencing and/or participating in survey and mitigation on surrounding properties together with adjoining property owners.

8. Prior to the issuance of the first appropriate discretionary entitlement, the applicant shall be conditioned to resurvey the China Flats area for historic significance and to preserve it or perform scientific data recovery as warranted.

Hidden Valley/Carlisle Canyon:

9. Discretionary development shall be conditioned to submit an archaeological literature search and walkover survey by a qualified archaeologist approved by the County. Further testing to determine the significance and boundaries of sites shall be required if determined to be necessary by the archaeologist. Appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County, shall be required. Grading shall be monitored within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. Monitors shall be empowered to halt construction in the immediate vicinity of unburied artifacts until adequate mitigation can be implemented.

10. All structures/sites designated, or being considered for designation, as County Historical Landmarks shall be preserved or appropriately salvaged as a condition of discretionary development.

2.3 AIR RESOURCES

2.3.1 Goals

1. Promote a level of air quality which protects the public health, safety, and welfare.

2. Ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

3. Ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

2.3.2 Policies

1. Discretionary development which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact. Projects which are inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited.

2. Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. Developers shall be encouraged to employ innovative technology in order to minimize are pollution impacts.

3. Where deemed necessary by the APCD, discretionary development shall be required to submit a Transportation Systems Management Plan.

4. All air pollutant mitigation measures deemed appropriate by the APCD shall be required for all discretionary development.

5. Discretionary development shall contribute funds to the Commuter Computer as determined by the APCD.

2.3.3 Programs

The Planning Division shall pursue amendment of the population/dwelling unit assumptions of the AWMP in accordance with this Area Plan.

2.4 WATER RESOURCES

2.4.1 Goals

1. Maintain the quality of the area's ground and surface water resources.

2. Restore and maintain the chemical, physical and biological integrity of Lake Sherwood.

3. Protect against overdrafting of the area's groundwater basins.

4. Ensure that proposed development is consistent with the Ventura County Water Quality Management Plan (WQMP).

2.4.2 Policies

Entire Area Plan:

1. Discretionary development shall minimize soil erosion and downstream siltation and pollution.

2. Temporary revegetation shall be used on graded areas to reduce erosion potential.

3. During the construction phase, soil stabilization fabrics shall be employed in addition to temporary revegetation measures where necessary.

Lake Sherwood Community:

4. A Lake Management Plan for the golf course lakes and for Lake Sherwood shall be prepared by a qualified consultant and shall be subject to the approval of the Planning

Division. The Plan shall provide for the protection of the water quality of Lake Sherwood and minimize eutrophication. Recommendations contained in the Lake Management Plan shall be implemented as conditions of discretionary entitlements.

5. Landscaping within discretionary development shall utilize reclaimed water from the Triunfo County Sanitation District, where feasible.

6. The golf course shall use reclaimed water from the Triunfo County Sanitation District as its primary source of irrigation water.

7. The existing wells in the golf course vicinity shall be limited to providing emergency back-up for the reclaimed water system. The quantities used are not to exceed historic averages as demonstrated by well monitoring. Wells not being used shall be abandoned and destroyed per the requirements of the County Well Ordinance.

8. Retention basins, drainage diversion structures and/or spot grading shall be used to reduce siltation into the lake during grading and construction activities.

Hidden Valley/Carlisle Canyon:

9. Any proposed discretionary development in Hidden Valley or the Carlisle Canyon area shall be required to submit an analysis of water availability including developing necessary mitigation measures to reduce offsite effects. The County shall implement such measures as necessary prior to granting the first discretionary entitlement.

2.5 SCENIC RESOURCES

2.5.1 Goals

1. Preserve and protect the significant open views and vistas of the natural scenic features of the Lake Sherwood/Hidden Valley Area and the Santa Monica Mountains.

2. Protect important views and vistas which have historically lent identity to the Lake Sherwood/Hidden Valley Area.

3. Ensure that new development incorporates aesthetic visual design features.

2.5.2 Policies

Entire Area Plan:

1. Discretionary development and grading which will significantly obscure or alter public views of the natural ridgelines shall be prohibited.

2. Discretionary development shall meet or exceed standards of the Ventura County Landscape Design Criteria.

3. Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native vegetation and berms and/or undergrounded if possible.

4. The viewshed to the highest ridgeline surrounding Lake Sherwood shall continue to be designated with a Scenic Resource Protection Zone. Within this viewshed, the following requirements apply:

(a) Any request for significant grading (generally more than 50 cubic yards) shall be evaluated by application for a Planning Director approved Conditional Use Permit.

(b) No protected tree shall be removed, damaged or destroyed without a tree permit (see Biological Resources, Sec. 2.1).

(c) No off-site advertising signs shall be permitted.

(d) Any required landscaping shall utilize native species endemic to the area where feasible.

(e) No development shall be approved which would significantly degrade or destroy a scenic view or vista.

5. As a result of any discretionary development, the reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, improvements shall be designed to conform to the terrain rather than the reverse and shall comply with the following:

a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.

c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible.

d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded with vertical curves.

e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion in conformance with natural slopes.

f. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading conditional use permit or building permit. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

6. All planting and irrigation of slopes shall be completed and approved by the Planning Division prior to final inspection.

Lake Sherwood Community:

7. The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems within a planning unit until such time as these operations are the responsibility of other parties.

8. Structures and tree landscaping in Planning Unit 7 should be setback 50 feet from the Potrero Road right-of-way where finished grade is at or above the Potrero design elevation. Minimum setback below grade should be at 30 feet. Structures shall not exceed 16 feet above the finished grade between 50 and 100 feet from Potrero Road and no more than 25 feet in height above finished grade within 250 feet of Potrero Road. Building and structure height shall be that defined by the Zoning Ordinance.

9. Multi-family structures shall contain no more than four units per building except for Planning Units 5 and 7 where multi-family structures shall contain no more than two units per building.

10. Architectural design of buildings and structures shall use colors, forms and materials that blend with the environment and/or the character of the community.

11. Lots in P.U. 6, 8 and 9 shall be classified as follows with corresponding grading restrictions:

    a. Where lots are located in areas that are relatively flat (less than 5 percent slope), grading of the lot area up to two acres will be permitted. Runoff should be directed to the adjacent streets.

    b. Where lots are characteristically located on minor inclined terrain (slopes between 5 and 15 percent), grading on these lots is permitted only for the location of uses and access to same. Storm runoff should follow its natural course.

    c. Where lots are typically located along major changes in topography (exceeding 15% slope), grading on these lots shall be restricted to earth movement necessary for roadway access and excavation for building foundations. Storm runoff should follow its natural course.

12. The main water transmission line on the westerly community boundary shall be routed into the community along existing disturbed areas and the construction zone revegetated with native plants and erosion controlled within this area, in conjunction with landscaping along new Potrero Road.

13. Prior to final inspection for residences in the Carlisle Inlet area, the earth infill at the mouth of Carlisle Inlet shall be recontoured and landscaped, and deed restricted to prevent construction thereon.

14. The northern access road in P.U.3 (Hereford Ridge area) shall be sited to minimize alteration of the ridgeline to the maximum extent feasible.

15. A public vista point for lake viewing shall be established along the new alignment of Potrero Road.

2.6 AGRICULTURAL SOILS

2.6.1 Goals

1. Conserve soils classified as "Prime" or of "Statewide Significance" as a valuable natural resource.

2. Control erosion and the production of sediment from hillside agricultural development.

2.6.2 Policies

1. Discretionary development located on land designated as "Prime" or of "Statewide Significance" shall be planned and designed to remove as little land from agricultural use as possible and to minimize impacts on topsoil.

2. Hillside agricultural grading in areas outside of the Scenic Resource Protection Zone shall be regulated by the County's Hillside Erosion Control Ordinance.

3. HAZARDS AND CONSTRAINTS

3.1 GEOLOGIC/SEISMIC HAZARDS

3.1.1 Goals

Protect the public and minimize public and private losses due to seismic and geologic hazards.

3.1.2 Policies

Entire Area Plan:

1. Developers shall provide all necessary information relative to seismic and geologic hazards which may affect their project. Developers shall specify how they intend to alleviate identified hazards.

2. Development shall be prohibited in seismic and geologic hazard areas (as identified during environmental review of discretionary entitlements) where such hazards cannot be mitigated to less than significant levels.

3. Areas of rocky outcrops above proposed structures shall be inspected by an engineering geologist at the time a discretionary entitlement is filed to determine if hazard exists due to potential rockfalls. Large blocks that are loose and likely to move downslope during earthquake shaking shall be removed or anchored. Where aggregate groups of smaller rocks are present, fences or walls may need to be placed upslope of structures to catch or deflect rockfalls. The rocks should not be used in compacted fill unless they are broken into small fragments.

Lake Sherwood Community:

4. Structures adjacent to Sherwood Lake shall be placed above the 965 feet elevation contour.

5. Discretionary development in the Lake Sherwood area shall be conditioned to demonstrate compliance with the Division of Dam Safety Requirements (for the Lake Sherwood dam). A funding mechanism shall be established to pay for any needed dam repairs through C.C. & R.s and/or Homeowners Association rules as a condition of each tract map.

6. Possible and questionable landslides on the north-facing slope above the golf course in the vicinity of P.U.1 and 2, shall require a detailed geologic investigation to determine whether the features are landslides. If shown to be landslides, the potential for instability under both current and proposed conditions shall be evaluated. If a potential for instability exists, residences shall not be sited on, or downslope from, the landslides.

7. The Potrero Road realignment and the southerly connector road in Planning Unit 3 (Hereford Ridge) shall be mapped in detail by an engineering geologist. Stability of the slopes shall be assessed before grading.

3.2 FLOOD HAZARDS AND DRAINAGE

Those areas covered by this Area Plan which are subject to flooding are identified in the most recent edition of the Flood Insurance Rate Maps of the Federal Emergency Management Agency, as amended from time to time,

which are hereby incorporated into this document by reference. The maps are available at the Ventura County Flood Control District office.

3.2.1 Goals

1. Protect the public and minimize public and private losses due to flood hazards.

2. Provide flood control and drainage facilities where necessary for the protection of life and property.

3.2.2 Policies

Entire Area Plan:

1. All discretionary development located in a flood plain, as shown on Federal Flood Insurance Rate Maps, is required to show compliance with the County's Flood Plain Management Ordinance prior to permit approval.

2. All discretionary development shall include measures to control water runoff.

3. All flood control and drainage facilities must be constructed to meet the minimum design standards of the Public Works Agency and the County Flood Control District.

Lake Sherwood Community:

4. A detailed hydrology study showing flowrates after the completion of construction of any proposed project shall be done before approval of any discretionary development permits. The study must indicate that there will be no increase in peak runoff downstream of Lake Sherwood. Flood flow attenuation techniques, such as the design of retention basins that are indicated to be necessary by this study, shall be required before grading permits are approved.

5. The design of desilting basins shall include calculations demonstrating that there will be no increase in the average annual siltation loading on Lake Sherwood.

6. Flood protection of existing and new building and essential facilities upstream of Lake Sherwood shall be achieved through a combination of approaches, including proper design and construction of roads, culverts and bank protection devices such as rock riprap; by adequate setback of facilities from the 100-year flood plain limits of adjacent watercourses; or by the limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.

3.2.3 Programs

The County Sheriff's Department shall maintain (and update as necessary) an emergency warning and evacuation plan in the event of the imminent failure of the dam at Lake Sherwood.

3.3 NOISE

3.3.1 Goals

1. Provide for a relatively quiet environment through proper land use planning and permit conditioning.

2. Separate and/or buffer noise sensitive uses from noise generating uses.

3.3.2 Policies

Entire Area Plan:

1. Development proposals shall be subject to the policies and standards of the Noise Section (Section 2.16) of the Goals-Policies-Programs of the Ventura County General Plan. Noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, shall conform to the specific noise standards of said section.

Lake Sherwood Community:

2. Noise sensitive uses shall be buffered from road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits or other appropriate means.

3. Outdoor construction and grading operations shall take place only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.

4. Mufflers shall be used on all heavy construction equipment.

5. Construction generators shall be located a minimum of 300 feet from occupied residences or appropriately shielded.

3.4 FIRE HAZARDS

3.4.1 Goals

1. Protect the public and minimize public and private losses due to fire.

2. Ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.

3. Support controlled burn programs and other fire prevention measures.

3.4.2 Policies

1. Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District.

2. All residences located in High Fire Hazard Areas shall be constructed with non-combustible roof and siding materials.

3. Discretionary development in High Fire Hazard Areas shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.

4. Discretionary development shall provide adequate, direct access for the accommodation of emergency vehicles.

5. Discretionary development shall be required to cooperate with the Fire Protection District in designing and

implementing a fuel modification program in the immediate area of residential structures.

6. All homesites within Planning Units 2, 3, and 4 shall be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.

7. Cul-de-sac length shall not exceed 800 feet.

8. All roads shall conform to the standards of the Fire Protection District.

9. Adequate access and fire flow improvements shall be completed prior to combustible construction.

4. PUBLIC FACILITIES AND SERVICES

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Lake Sherwood/Hidden Valley area, and meet regional circulation goals and objectives in the Lake Sherwood and Thousand Oaks areas.

2. Ensure that new development ties into the existing primary circulation system by an adequate collector street network.

3. Provide safe pedestrian and bicycle pathways throughout the Lake Sherwood Community.

4. Distribute the cost of circulation improvements equitably among benefitting property owners and users.

5. Ensure that the proposed realignment and widening of Potrero Road is minimally disruptive to the majority of the area's residents.

4.1.2 Policies

Entire Area Plan:

1. Road improvements shall be in conformance with the Circulation Element of the General Plan and the Circulation Map (Figure 6) of this Area Plan.

2. Discretionary development shall be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.

3. All new private and public roads shall be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.

4. Provisions for private road maintenance shall be incorporated into any future discretionary development.

Lake Sherwood Community:

5. No access onto Carlisle Road shall be permitted, except for tactical emergency access gates.

6. A fifty-foot wide landscaped buffer strip shall separate the old and new alignments of Stafford Road adjacent to the existing subdivision.

4.1.3 Programs

1. The County Public Works Agency shall work with the City of Thousand Oaks and CALTRANS to mitigate traffic impacts along the Westlake Boulevard corridor. Developers of property that contribute traffic to these roadways shall proportionately contribute to funding the cost of offsite improvements made necessary by their development.

2. The Public Works Agency should consider establishment of a financing mechanism for acquisition of rights-of-way and reconstruction of the two 90 degree turns on Potrero Road to a suitable design standard.

4.2 WATER SUPPLY

4.2.1 Goals

1. Ensure that adequate water supplies are available to serve all existing and future residents.

2. Ensure that the water purveyor for the Lake Sherwood Community is publicly accountable.

3. Ensure that water lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

4. Encourage the employment of water conservation measures in new construction.

4.2.2 Policies

Entire Area Plan:

1. All discretionary development shall include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

2. Flood plains and aquifer recharge areas which are the best sites for groundwater recharge shall be retained as open space.

3. The water system serving the Lake Sherwood Community shall only serve the Lake Sherwood Community and existing or replacement single-family dwellings outside the Lake Sherwood Community which will be directly connected by a private lateral water line.

Lake Sherwood Community:

4. Discretionary development shall be required to be served by a publicly operated water supplier. All facilities shall meet or exceed County Waterworks Standards.

5. The water distribution system for the Lake Sherwood Community shall be sized to be no larger than necessary to serve the community.

4.3 LIQUID WASTE

4.3.1 Goals

1. Ensure that sewage lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

4.3.2 Policies

Entire Area Plan:

1. Private septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy and CSA 32.

2. The sewer system serving the Lake Sherwood Community shall only serve the Lake Sherwood Community and existing or replacement single-family dwellings outside the Lake Sherwood Community which will be directly connected by a private lateral sewer line.

Lake Sherwood Community:

3. All residential development shall be provided with sanitary sewers for the protection of Lake Sherwood, and all private septic systems shall be connected as soon as they are deemed irreparable and a health hazard by the Environmental Health Division.

4. All sewers shall be owned and operated by a publicly operated sewering entity.

5. The sewer system designed for the Lake Sherwood Community shall be sized to be no larger than necessary to serve the community.

4.4 PUBLIC SAFETY

4.4.1 Goals

1. Provide for the protection of the public through effective law enforcement and fire protection programs and policies.

2. Discourage development in High Fire Hazard Areas.

3. Prohibit development in areas where neither emergency access nor adequate water supplies for fire fighting purposes can be provided.

4. Ensure that future development provides adequate private security for the prevention of local crime.

4.4.2 Policies

Entire Area Plan:

1. Discretionary development shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement and emergency equipment and personnel.

2. Adequate water supplies and delivery systems for fire fighting purposes shall be required to serve any discretionary development in accordance with the standards of the Fire Protection District.

Lake Sherwood Community:

3. Tactical emergency access gates shall be provided at Carlisle Road, subject to the approval of the Fire Protection District and Sheriff's Department.

4. A funding mechanism shall be established to fund law enforcement service in excess of the level typically provided by the County Sheriff, for non-urban areas.

5. A licensed, private security guard shall be present 24 hours a day, 7 days a week.

6. A "heli-spot" shall be included in the Lake Sherwood Community.

4.5 EDUCATION

4.5.1 Goals

1. Ensure a quality education for the children of the Lake Sherwood/Hidden Valley area.

2. Ensure that adequate facilities are provided at local schools.

4.5.2 Policy

Developer funding of additional school facilities shall be required when overcrowded school conditions exist.

4.5.3 Program

The Planning Division shall apprise the Conejo Unified School District of the phasing of development in the Lake Sherwood/Hidden Valley area.

4.6 RECREATION

4.6.1 Goals

1. Provide a range of recreational opportunities and programs which are easily accessible to the residents of the Lake Sherwood/Hidden Valley area.

2. Ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.

3. Encourage the dedication of open space lands to public agencies, where feasible.

4. Establish and maintain a public trail network between public lands.

4.6.2 Policies

Entire Area Plan:

1. Land dedication and/or fees for local public recreation and park facilities shall be required as a result of new development.

Lake Sherwood Community:

2. Nine acres of park land shall be provided within the Lake Sherwood Community. This land shall be improved to the local (passive) park standards of the Conejo Recreation and Park District and shall be available to all residents of the Lake Sherwood Community. An approved site shall be established prior to approval of the first discretionary permit.

3. Trail easements shall be located in general conformance with the trail corridor depicted in Figure 6. Where trail routes cross properties proposed for development, the dedication of trail easements to a public or non-profit agency shall be required. Trail alignment shall conform to the design standards of the National Park Service.

4. Tract maps shall reserve area(s) for public purchase of park or open space areas if requested by a public recreation agency.

4.7 UTILITIES

4.7.1 Goal

Provide adequate utility services to the area in keeping with the area's scenic qualities.

4.7.2 Policy

The undergrounding of all electric, cable, phone and gas lines shall be required for all discretionary development.

4.8 GOVERNMENT SERVICES

4.8.1 Goals

1. Establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.

2. Provide public services at the level desired by area residents.

3. Ensure that new development financially supports County services.

E. GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Plan.

Dripline: The area created by extending a vertical line from the outermost portion of the limb canopy to the ground.

Oak Savanna: A habitat distinguished by grasslands with interspersed oak trees. Note: The precise habitat boundaries and location must be determined by a qualified biologist.

Rocky Outcrop: An outcropping of rock (from a hillside) generally larger than 1/5 acre.

JE:nf

OS 20
OS 80
OS 20
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OS 80
OS 80
UR 2-4
OS 10
RR 5
UR 1
OS 80
RR 2
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UR 2-4
UR 1-2
OS 20
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UR 1-2
OS 40
UR 1-2
RR 5
UR 1
UR 1-2
RR 2
OS 80
OS 20
UR 1-2
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RR 5
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OS 20

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	LAKE
	PARKS & RECREATION
OS 80	OPEN SPACE 80 ACRE MIN.
OS 40	OPEN SPACE 40-80 ACRE MIN.
OS 20	OPEN SPACE 20-40 ACRE MIN.
OS 10	OPEN SPACE 10-20 ACRE MIN.
RR 5	RURAL RESIDENTIAL 5-10 ACRE MIN.
RR 2	RURAL RESIDENTIAL 2-5 ACRE MIN.
UR 1	URBAN RESIDENTIAL 1 DU/AC.
UR 1-2	URBAN RESIDENTIAL 1-2 DU/AC.
UR 2-4	URBAN RESIDENTIAL 2-4 DU/AC.
	AREA PLAN BOUNDARY
	LAKE SHERWOOD COMMUNITY BOUNDARY

ADOPTED PURSUANT TO THE PLANNING LAWS OF THE STATE OF CALIFORNIA.
PURSUANT TO THE PLANNING LAWS OF THE STATE OF CALIFORNIA,
PASSED BY RESOLUTION OF THE BOARD OF SUPERVISORS ON 12/14/99
AS PART OF THE GENERAL PLAN AMENDMENT NO. 99-3

LAKE SHERWOOD / HIDDEN VALLEY AREA PLAN LAND USE MAP

FIGURE 2

WARNING: THIS MAP WAS CREATED BY THE VENTURA COUNTY COMPUTER-AIDED MAPPING SYSTEM (CAMS). WHICH IS DESIGNED AND OPERATED SOLELY FOR THE CONVENIENCE OF THE COUNTY AND RELATED PUBLIC AGENCIES. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND NO DECISION INVOLVING A RISK OF ECONOMIC LOSS OR PHYSICAL INJURY SHOULD BE MADE IN RELIANCE THEREON.

FIGURE 6

LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN CIRCULATION MAP

- LOCAL ARTERIAL 72'-94' R/W
- LOCAL ARTERIAL 60' R/W
- LOCAL ROAD 50'-60' R/W
- LOCAL ROAD 44' R/W
- TRAIL CORRIDOR (LOCATION APROX.)
- LAKE SHERWOOD COMMUNITY BNDRY.
- AREA PLAN BNDRY.

VENTURA COUNTY RESOURCE MANAGEMENT AGENCY, PLANNING DIVISION
800 S. VICTORIA AVE. VENTURA CA. 93009

THIS IS AN OFFICIAL MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED PURSUANT TO THE PLANNING LAWS OF THE STATE OF CALIFORNIA, PASSED BY RESOLUTION OF THE BOARD OF SUPERVISORS ON 3-2-93 AS PART OF GENERAL PLAN AMENDMENT 93-1

John K. Flynn
BOARD OF SUPERVISORS, CHAIRMAN

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